

Exhibit O
Fresno Bee Notice September 30, 2022

NOTICE OF THE FRESNO CITY COUNCIL HEARING
REGARDING THE WEST AREA NEIGHBORHOODS
SPECIFIC PLAN AND RELATED FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019069117)

NOTICE IS HEREBY GIVEN that the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct a public hearing to consider the draft West Area Neighborhoods Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SCH) # 2019069117. These applications have been initiated by the Fresno City Council.

Project Description. The project is the adoption of the West Area Neighborhoods Specific Plan (WANSP). Adoption of the plan would require repeal of the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan and an amendment to the City of Fresno General Plan land use map. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the WANSP is to refine and build upon the General Plan goals for the area through specific guiding principles, goals, and policies that were developed based on resident and stakeholder feedback to improve the coordination of public and private development, given the unique opportunities and characteristics of the plan area.

The specific applications filed for the Project are described below. The Council will also consider land use change requests to be included in a follow-up Plan Amendment.

- 1. Plan Amendment Application P22-01351** proposes to repeal the West Area Community Plan, pertaining to approximately 12,341 acres located in the DA-1 West Development Area, and the portion of the Highway City Neighborhood Specific Plan that overlaps the West Area Neighborhoods Specific Plan Boundary, approximately 455 acres.
- 2. Plan Amendment Application P22-01352** proposes to adopt the West Area Neighborhoods Specific Plan and accompanying Planned Land Use Map.
- 3. Plan Amendment Application P22-01353** proposes to update the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the West Area Neighborhoods Specific Plan.
- 5. Rezone Application P22-01353** proposes to rezone approximately 1,078 acres of property within the West Area Neighborhoods Specific Plan area to be consistent with the planned land uses proposed in the Plan.
- 7. Program Environmental Impact Report Sch No. 2019069117:** In accordance with the California Environmental Quality Act (CEQA), a Program Environmental Impact Report (PEIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft PEIR was released for a 47-day public review period beginning on February 10, 2022 and ending on March 28, 2022. A Final PEIR was released on July 8, 2022 which includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft PEIR, and minor edits to the Draft PEIR.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

Public hearings on these items are scheduled with the City Council as noted below. The City Council's action is final.

FRESNO CITY COUNCIL

Date/Time: Thursday, October 13, 2022 at 5:00 p.m. or thereafter

Place: City Hall Council Chamber, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721; or watch the live broadcast via the Zoom link located on the City Council agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may participate during the public hearing to speak in favor or against the project proposal, by attending in-person, through the Zoom meeting, or through telephone by the instructions provided on the City Council Agenda. Written testimony may be submitted at least 24 hours in advance via an eComment or by email to clerk@fresno.gov (cc casey.lauderdale@fresno.gov). All documents submitted to the City Council shall be submitted at least 24 hours prior to the agenda item being heard, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Long-Range Planning Division of the Planning and Development Department and/or City Council at, or prior to, the public hearing. The Planning Commission action on the proposed applications is advisory and will be forwarded to the City Council for final action. At its regularly scheduled July 20, 2022 meeting, the Planning Commission unanimously recommended approval of the subject applications, with the additional consideration of one late land use change request.

For more information: Copies of the proposed West Area Neighborhoods Specific Plan and the Environmental Impact Report, and related documents may be viewed online at www.fresno.gov/westareaplan.

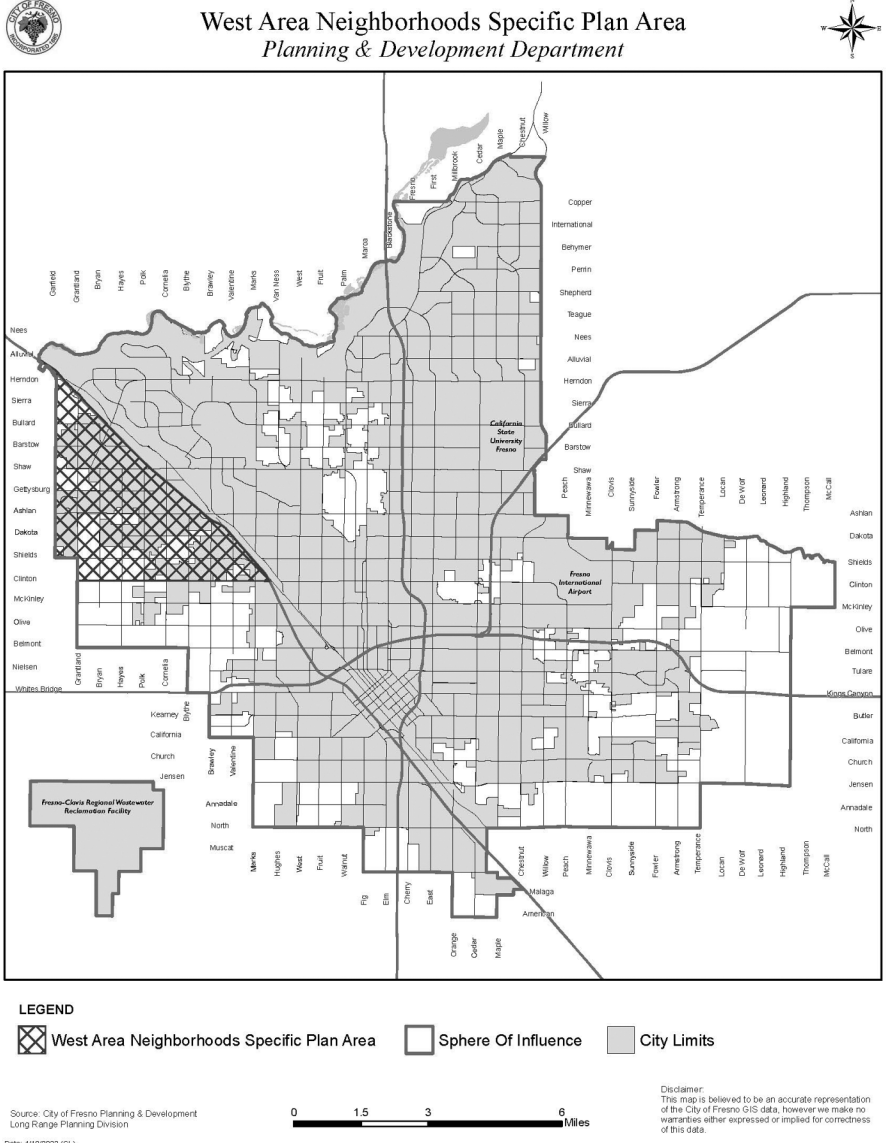
Printed copies of the Plan and EIR are available at the Planning & Development Department counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721. Public copies are also available at the Fresno Central Library (2420 Mariposa Street, Fresno, CA 93721) and the Teague Branch Library (4718 N Polk Avenue, Fresno, CA 93722).

If you have any questions, you may contact Casey Lauderdale, Planner, at (559) 621-8515 or via email to casey.lauderdale@fresno.gov. **Si necesita información en español, comuníquese con Marisela Martínez al teléfono (559) 621-8038.** Written comments may be sent via email to casey.lauderdale@fresno.gov or US Mail to:

Casey Lauderdale
Long-Range Planning
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

Subject: West Area Neighborhoods Specific Plan

Publication Date: September 30, 2022



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